

Mayor Bill Seuell called the meeting to order at 7:00 p.m. Also present were Councilmembers Kay Carlquist, Jim Berger, Mary Cooper, and Robert Jurca, along with City Manager Lanny Sloan. City Attorney Mike Schottelkotte was absent. A meeting notice was posted in the south window at City Hall at least twenty-four hours prior to the meeting.

**Pledge of Allegiance**

The Mayor led everyone present in the Pledge of Allegiance.

**Changes to the Agenda**

There were none.

**Minutes**

It was moved by Councilmember Berger and seconded by Councilmember Cooper to approve the minutes of July 3, 2007 as submitted by the Clerk. All in favor, motion carried.

**Citizen Comments**

There were none.

**Financial Report**

Finance Director Tod DeZeeuw presented the financial report for the period ended June 30, 2007. Mr. DeZeeuw noted that sales tax revenues are just where they were projected to be at the mid-year point. He added that revenues from building permit and plan check fees are already at 90% of the amount budgeted for 2007. Revenues from water and sewer system improvement and tapping fees are also running well ahead of the amount budgeted.

**Public Hearing: Special Events Permit Application; Hospice and Palliative Care of Western Colorado**

The Mayor adjourned the regular meeting and convened the public hearing.

The City Clerk reported that Hospice and Palliative Care of Western Colorado has applied for a special events liquor permit to sell spirituous liquors at a fundraising event scheduled at Heddles Recreation Center on August 25, 2007. A sign notifying the public of tonight's public hearing has been posted at the site for ten days as required by law. No comments, either for or against the approval of the application, have been filed with the Clerk's office.

The Mayor called for comments. When there were none, he closed the public hearing and reconvened the regular meeting.

It was moved by Councilmember Cooper and seconded by Councilmember Jurca to approve Hospice and Palliative Care of Western Colorado's application for a special events liquor permit for August 25, 2007. All in favor, motion carried.

**Liquor License Renewals: City Market 3.2% Beer License; Delta Super Market 3.2% Beer License**

The Clerk reported that the renewal applications for City Market and Delta Super Market are complete and the renewal fees were paid. The Police Department report showed no problems with either of the applicants during the past year. Staff's recommendation was to approval both renewals.

It was moved by Councilmember Carlquist and seconded by Councilmember Jurca to approve the 3.2% beer license renewals for City Market and for Delta Super Market. All in favor, motion carried.

**2007 Delta Library Re-Roof Project Bids**

Assistant City Manager Steve Glammeyer reported that during the preparation of the 2007 budget, it was determined that a portion of the roof at the Delta Public Library was leaking and

## **Regular Meeting, Delta City Council, July 17, 2007 (Cont.)**

### **Library Re-Roof Bids (Cont.)**

needed to be replaced. \$32,000 was budgeted for the project. Discussions with a roofing contractor who was working on the Heddles Recreation Center roof led to a recommendation to consider using a commercial membrane roofing system. Staff worked with a leading membrane roofing manufacturer to develop the technical specifications for the bid documents.

During the pre-bid walk through, staff noticed that the old sandstone cap on the original building is beginning to deteriorate and should be covered with a new galvanized steel coping cap. Therefore, an alternate was included in the bid for this work.

Additionally, a fifteen-year warranty was included in the base bid for the roofing system. The bidders were also asked to include the price for a twenty-year warranty as an alternate.

The low bid was from Odyssey Construction of Delta in the amount of \$48,610. Odyssey added \$2,450 for the steel coping cap, and \$1,620 for the extra five years on the warranty. A second bid was received from B & M Roofing of Frederick, Colorado, for \$52,740, plus \$3,128 for the galvanized coping cap, and \$440 for the twenty-year warranty.

Council and staff briefly discussed the need for the extra five years on the warranty period. The consensus was that the extra time on the warranty was not needed. Thus, the low bid (base bid plus the galvanized steel coping) would be \$51,150.

Mr. Glammeyer pointed out that the line item in the 2007 budget which would cover the project has a remaining balance of around \$68,000.

It was moved by Councilmember Berger and seconded by Councilmember Carlquist to award the contract to repair the library roof to Odyssey Construction for \$51,150, and to authorize the Assistant City Manager to sign the agreement pending approval from the City Attorney. All in favor, motion carried.

### **Notice of Award for H-38/Highway 50 Traffic Signal Installation Project**

Assistant Manager Glammeyer explained that installation of a CDOT warranted traffic signal at H-38 Road and Highway 50 was budgeted in 2007. CDOT has finished the design and the City recently bid the project. Two bids from CDOT-qualified contractors were received, with the apparent low bid of \$224,993 being submitted by Sturgeon Electric of Henderson, Colorado. \$225,000 was budgeted in the City-Wide Capital Improvements Fund for the project.

Staff recommended that Council award the contract to Sturgeon Electric Company, Inc.

It was moved by Councilmember Jurca and seconded by Councilmember Carlquist to award the H-38 and Highway 50 traffic signal to Sturgeon Electric Company, Inc. and authorize the Assistant City Manager to sign contracts pending approval from the City Attorney. All in favor, motion carried.

### **Discussion of Proposed Code Changes**

Community Development Director Glen Black asked Council to authorize staff to make the following revisions to the City Code and bring them back to Council for approval:

- A direct tie between the Site Development Regulations in Sections 15.04.080 and 15.04.090 and the Subdivision Regulations in Title 16 and the Zoning Regulations in Title 17. Planning staff would like a limited site development plan to be required for all building permits. Certain requirements could be exempted for single family development, duplexes, farms, ranches, and so forth. This would allow planning staff to review all building permits and consider zoning, setbacks, traffic, and right-of-way dedications.
- Revise the requirements in Section 16.04.050 to provide more consistency for preliminary plat and final plat requirements. For example, language in 16.04.050(D)(6)(j) asks for location of streams and swamps, while 16.04.050(E)(4)(q) asks for wetlands.
- Revise Section 16.04.050(D)(7)(j) to require traffic studies for developments of 10 or more residential lots, and for all commercial developments.
- Amend parks requirements found in Section 16.04.070(G)(5) to specify that all parks of at least two acres in size would be open to public use, and would be provided with all-weather restrooms.

## **Regular Meeting, Delta City Council, July 17, 2007 (Cont.)**

### **Discussion of Proposed Code Changes (Cont.)**

- Clarify requirements in Section 17.04.150(E)(3)(e)(1) concerning changes in the planes of walls of large storage facilities.

After a brief discussion, Council directed staff to work with the City Attorney to develop an ordinance making the recommended changes.

### **Appointments to Community Resources Advisory Committee**

City Manager Sloan reported that the following have agreed to serve on the Community Resources Advisory Committee, and asked Council to formally appoint them: Charles Burruss, Gayla Clay, Larry Davidson, Kelly O'Brien, Gerald Roberts, John York, and Mary Cooper (Council liaison). He added that staff is still actively seeking two additional members for the committee. Those names will be brought to Council for appointment at a later date.

It was moved by Councilmember Carlquist and seconded by Councilmember Jurca to appoint the persons named by the City Manager to the Community Resources Advisory Committee. All in favor, motion carried.

### **City Attorney Comments**

The City Attorney was absent.

### **City Manager Comments**

City Manager Sloan reported on the organizational meeting of the Community Resource Advisory Committee held July 12. The committee is planning to meet again next week to tour City facilities.

Mr. Sloan also mentioned a work session with the Chamber of Commerce scheduled for Tuesday, July 24. Council agreed to hold a dinner meeting starting at 6:00 p.m.

### **Councilmember Comments**

Councilmember Carlquist reported attending the following:

- A meeting on July 9 concerning the feasibility of a regional wastewater treatment plant. The City of Delta, the Towns of Orchard City and Cedaredge and Delta County are studying the technical and financial feasibility of such a project.
- The meeting on July 16 to gather public input on the proposed revision of the City's comp plan.

Councilmember Berger reported attending the same meetings, but had nothing to add.

Councilmember Cooper reported attending a meeting of the Airport Advisory Committee as well as the sewer feasibility meeting.

Councilmember Jurca asked Manager Sloan to check out a complaint he had received from a citizen regarding maintenance of the mini-park behind the Visitors' Center.

Mayor Seuell mentioned a complaint he had received about certain stop signs apparently obscured by trees or bushes and asked staff to check it out.

The meeting was adjourned at 7:53 p.m.

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Mary Lynn Williams, CMC, City Clerk